185.A	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	745,200 / 745,200
					USE VALUE:	745,200 / 745,200
					ASSESSED:	745,200 / 745,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COTTER PAUL F--ETAL	
Owner 2:	COTTER KATHLEEN MAYZEL	
Owner 3:		
Street 1:	39 HATHAWAY CIRCLE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,626 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1959, having primarily Wood Shingle Exterior and 2137 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7626.000	291,100		454,100	745,200
Total Card	0.175	291,100		454,100	745,200
Total Parcel	0.175	291,100		454,100	745,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.75 | /Parcel: 348.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	131342
GIS Ref	
GIS Ref	
Insp Date	08/03/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 185.A-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	291,100	0	7,626.	454,100	745,200	745,200	Year End Roll	12/18/2019
2019	101	FV	220,800	0	7,626.	454,100	674,900	674,900	Year End Roll	1/3/2019
2018	101	FV	217,200	0	7,626.	382,800	600,000	600,000	Year End Roll	12/20/2017
2017	101	FV	217,200	0	7,626.	350,300	567,500	567,500	Year End Roll	1/3/2017
2016	101	FV	217,200	0	7,626.	298,400	515,600	515,600	Year End	1/4/2016
2015	101	FV	211,900	0	7,626.	259,500	471,400	471,400	Year End Roll	12/11/2014
2014	101	FV	211,900	0	7,626.	240,000	451,900	451,900	Year End Roll	12/16/2013
2013	101	FV	211,900	0	7,626.	228,400	440,300	440,300		12/13/2012

!14387!

PRINT

Date	Time
12/11/20	04:14:42

LAST REV

Date	Time
08/30/18	13:30:13
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14387

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1016-88		7/1/1986		225,000	No	No		Y

USER DEFINED

Prior Id # 1:	131342
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	MEAS&NOTICE	BS	Barbara S
10/15/2008	Meas/Inspect	189	PATRIOT
1/13/2000	Mailer Sent		
1/7/2000	Measured	163	PATRIOT
2/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7626		Sq. Ft.	Site		0	70.	0.85	7									454,147						454,100	

Total AC/HA: 0.17507 | Total SF/SM: 7626 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 454,147 | Spl Credit | Total: 454,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.27649164
Const Adj.:	0.99989998
Adj $ / SQ:	172.309
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	421916
Depreciation:	130794
Depreciated Total:	291122

COMMENTS

sink in bsmt.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

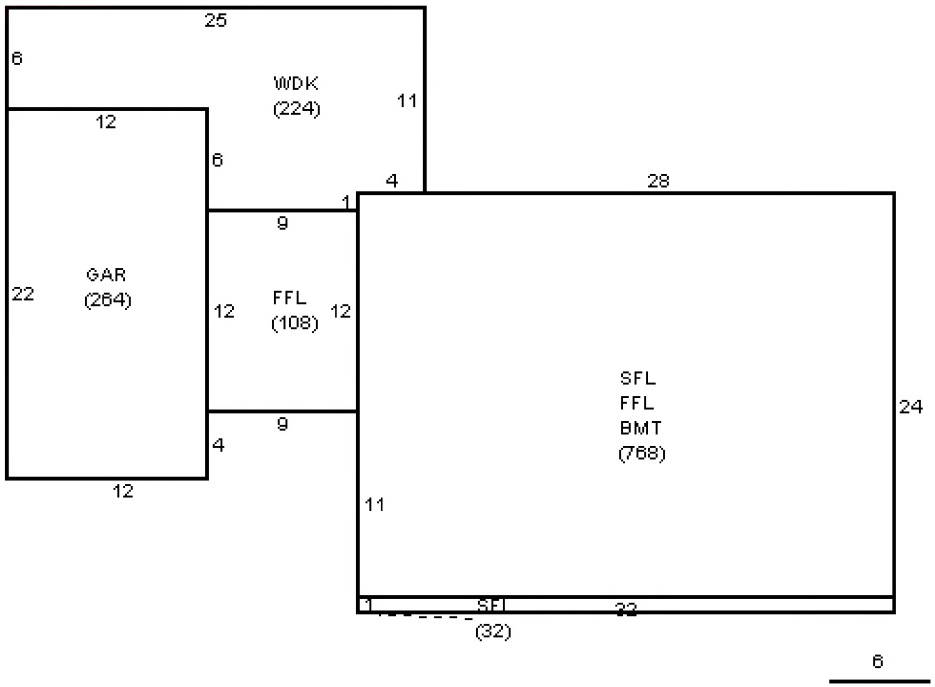
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	172.31
Special Features:	0	Val/Su Net:	99.28
Final Total:	291100	Val/Su SzAd	173.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	876	172.310	150,943
SFL	Second Floor	800	172.310	137,847
BMT	Basement	768	61.620	47,322
GAR	Garage	264	24.470	6,459
WDK	Deck	224	10.460	2,344

Net Sketched Area: 2,932 | Total: 344,915

Size Ad 1676 | Gross Are 2932 | FinArea 2137

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.A-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6 x 8	A	AV	2003	0.00	T	12.8	101						

More: N | Total Yard Items: | Total Special Featues: | Total: